

William Mankins House  
1411 35th Street, N.W.  
(Georgetown)  
Washington  
District of Columbia

HABS No. DC-190

HABS,  
DC,  
CEO,  
126-

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Office of Archeology and Historic Preservation  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

## WILLIAM MANKINS HOUSE

HABS,  
DC,  
GEO,  
126-

Location: 1411 35th Street, N.W., (Georgetown)  
Washington, D.C.

Present Owner and Occupant: Anne Heard and William Perry Flythe (1969).

Present Use: Private residence (1969).

Significance: A much remodelled nineteenth-century house, this was the home of both a well-known worker for women's rights and a famous newspaper columnist.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Date of erection: ca. 1834-1843. In 1834, Joshua Bateman bought Lot 95 for \$200. In June 1843 he sold the northern part of the property to William Mankins for \$450. This difference in price may indicate that the house was built in 1843.
2. Architect: None known.
3. Original and subsequent owners: The building is located in Square 1246, Lot 852 in Washington D.C. (formerly Square 76, Lot 95 in Threlkeld's Addition to Georgetown). Its original address was 64 Fayette Street. The following is an incomplete chain of title to the land on which the structure stands. Reference is to the office of the Recorder of Deeds, Washington, D.C.

1834 John Baker, John Cox and wife Jane, Mary Grayson, Jeremiah W. Bronaugh to Joshua Bateman  
Deed March 12, 1834 Recorded July 7, 1834  
Liber W.B. 51, folio 29

1843 Joshua Bateman and wife, Jane, to William Mankins  
Deed June 13, 1843 Recorded June 27, 1843  
Liber W.B. 101, folio 362  
"Conveys northern part of Lot 95 in Threlkeld's Addition to Georgetown...."

1880 William Mankins and wife, Bridget to Eugene A. Shekell  
Deed of Trust August 10, 1880 Recorded August 20, 1880  
Liber 950, folio 61  
Mankins used the northern portion of Lot  
95----together with improvements and easements to  
borrow \$600.

1885 Release of above trust  
Recorded June 28, 1885  
Liber 1120, folio 8

William Mankins and wife, Bridget to Lewis C. Kengla  
Deed in Trust, March 26, 1885 Recorded March 28, 1885  
Liber 1120, folio 8  
"In trust for sole use and benefit of Mary A.  
Johnson, her heirs, free from all obligations of her  
present or any future husband."

1886 Lewis C. Kengla, Tr. Mary A. Johnson and husband,  
James to Mary H. Forrest  
Deed November 1, 1886 Recorded November 11, 1886  
Liber 1216, folio 363

1898 Mary H. Forrest died intestate October 9, 1898,  
leaving as her sole heirs-at-law, her nine children:

Joseph Forrest - died 1903 intestate  
James K. Forrest - died 1908 intestate  
Mary H. Forrest  
Rosalie A. Forrest  
Irene E. D. Forrest  
Edwin Forrest  
Thomas R. Keith Forrest  
Bladen Forrest  
Albert Dulaney Forrest

1908 By court order property was partitioned and trustees,  
Justin Morrill Chamberlin and Oscar Luckett, were  
appointed to sell property.  
Equity 26248 Supreme Court of the District of  
Columbia January 27, 1908

- 1909 Justin Morrill Chamberlin, Tr., Oscar Lockett, Tr,  
to Thomas R. Keith Forrest  
Deed July 21, 1909  
Liber 3259, folio 117  
"...improved by frame dwelling No. 1411 35th Street
- 1930 Thomas R. Keith Forrest died August 3, 1930, leaving  
the property to his wife, Mary H.M. Forrest.  
Will February 14, 1930, Probated December 3, 1930  
Will Book 166, page 57
- 1940 Maria Moore Forrest (aka Mary H.M. Forrest and Mary  
Henderson Moore Forrest) to Margaret B. Weller  
Deed September 24, 1940, Recorded September 30, 1940  
Liber 7526, folio 304
- 1943 Margaret B. Weller to George W. Burgess and wife,  
Helen L., tenants by entirety  
Deed July 30, 1943, Recorded July 30, 1943  
Liber 7881, folio 415
- 1950 George W. Burgess and wife Helen L., tenants by  
entirety, to Rowland Evans, Jr. and wife, Katherine W.,  
tenants by entirety  
Deed December 1, 1950, Recorded December 19, 1950  
Liber 9369, folio 263
- 1956 Rowland Evans, Jr. and wife, Katherine W., tenants by  
entirety, to Far Hills Company, a body corporate, duly  
incorporated under laws of the State of Delaware  
Deed June 15, 1956, Recorded June 20, 1956  
Liber 10679, folio 97
- 1958 Far Hills Company to Agnes M. Mercer  
Deed December 15, 1958, Recorded December 23, 1958  
Liber 11165, folio 541
- 1961 Agnes M. Clark (formerly Agnes M. Mercer) and husband,  
E. Harrison Clark to Anne Heard Flythe  
Deed January 23, 1961, Recorded January 27, 1961  
Liber 11547, folio 526

4. Alterations and additions: This was originally a two-story frame house with a brick basement. In the late nineteenth century, 35th Street was lowered, creating a three-story building. During the 1940s the house was renovated by owners Mrs. Margaret Weller and Mr. and Mrs. George Burgess. Real estate records of 1948 describe the exterior of the structure as "Frame-Pebble Dash".

B. Historical Events and Persons Connected with the Structure:

William Mankins was a fisherman who later operated an "oyster saloon" on Bridge Street for a time and then moved the establishment to Potomac Street. Apparently, for one year, 1866, his restaurant was in his home, for the city directory of that year lists beside his name, "restaurant 64 Fayette Street." (City Directories)

The house itself is described as "two-story frame brick" in the tax assessment records of 1865-70. In fact, two such houses are noted as belonging to Mankins. One was valued at \$600 and the other at \$1200, but in the following year they increased in value to \$700 and \$1500. Tax records beginning in 1872 indicate one sum of \$2200 for the value of the improvements without describing the houses. (Record Group 351, Records of the City of Georgetown (D.C.)). After selling the house in 1885, Mankins moved next door to 1409 35th Street. It is possible that this was one of the buildings mentioned in the tax records.

Mary H. Forrest never lived at 1411 35th Street, but apparently bought it as a rental investment. Thomas Randolph Keith who bought the property in 1908, was a lawyer with the U.S. Pension Office. (The Evening Star) In 1927, Forrest and his wife, Marie M., moved from the family home on N Street to the house at 1411 35th Street. After Forrest's death, in August 1930, the property was inherited by his wife, Mary H. M. Forrest (Marie Moore Forrest) who continued to live there until 1940.

Marie Moore Forrest was a well-known figure in Washington. She was an advocate of women's rights and a founder of the National Woman's Party. She was active in many civic organizations. She helped to develop the community drama movement in Washington, directing drama and pageants for the city for almost 25 years. During the first World War she was called to other parts of the country to stage commemorative pageants. (The Evening Star).

Rowland Evans, Jr. bought the property in 1950 and lived in the house until 1956. At this time Evans was a correspondent for the Associated Press. He was later a staff member of The New York Herald Tribune and a syndicated columnist. (Who's Who in America; Time).

C. Bibliography:

1. Primary and unpublished sources:

Building Permit 232789, November 3, 1940, D.C. Department of Licenses and Inspection, Building Permit Division.

Building Permit 43420, June 21, 1949, D.C. Department of Licenses and Inspection, Building Permit Division.

Equity Cause 26248, Supreme Court of the District of Columbia, January 27, 1908.

Interviews with:

Mrs. Rowland Evans, Jr., 3125 O Street, N.W., Washington, D.C.

Mrs. Margaret B. Weller, 4000 Cathedral Avenue, N.W., Washington, D.C.

Record Group 351, National Archives, Records of the City of Georgetown (D.C.) 1800-1879: Assessment of Real and Personal Property, Microcopy 605, Roll 12 (1865-1870); Roll 13 (1871).

2. Secondary and published sources:

City Directories:

The Washington and Georgetown Directory, 1853, p. 65.

Ten Eyck's Washington and Georgetown Directory, 1855, p. 7.

Boyd's Washington and Georgetown Directory, 1860, p. 170; 1862, p. 197; 1865, p. 388, 1866, p. 417.

Hutchinson's Washington and Georgetown Directory, 1863, p. 232.

Boyd's District of Columbia Directory, 1927, p. 618, 1940, p. 2148.

The Evening Star, Washington D.C., December 4, 1856.

Lusk's District of Columbia Real Estate Directory.  
Washington, D.C.: Rufus S. Lusk and Son, 1948, p. 1246.

Time. New York, New York: Time, Inc., Publisher, December  
2, 1966, pp. 76-77.

Who's Who in America. Chicago, Illinois: A. N. Marquis Co,  
1966-67, Vol 34.

Prepared by Volunteers for the  
Commission of Fine Arts  
Washington, D.C.  
1969.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: Originally a two-story frame house with a brick basement, the house became three stories high with the lowering of 35th Street. Because of the change in materials beneath the stucco covering, the upper floors overhang the first floor by several inches.
2. Condition of fabric: Good, well-maintained.

B. Description of Exterior:

1. Overall dimensions: Approximately 21' by 36'. Three bays across 35th Street facade. Three stories high.
2. Foundations: Brick and stone.
3. Wall construction: Brick first floor, frame above, stucco over all.
4. Porches: The front porch has a gabled roof supported by square chamfered wood columns, two horizontal flat rails at each side, and a brick floor. It is all obviously of mid-twentieth century construction. There is a large recent redwood deck at the rear forming the roof of the basement laundry room and covering a large areaway as well.
5. Chimneys: One large brick chimney in the approximate center of the house, and one smaller brick flue in the northeast corner of the main block of the house.
6. Openings:
  - a. Doors and doorways: The front door has six raised panels and is simply trimmed. There are sliding aluminum and glass doors from the sitting room to the rear deck, and several glazed wood doors from various service areas to the exterior.
  - b. Windows and shutters: Six-over-six-light double hung wood sash on the 35th Street facade; a variety of double hung wood sash on the south and east facades. Windows on the west front have louvered wood shutters.



7. Roof:

- a. Shape and covering: Gable with ridge running north-south, shed pitched to east across rear. Painted metal covering.
- b. Framing: Wood.
- c. Cornice: There is no cornice, simply a hung metal gutter.

C. Description of Interior:

1. Floor plan:

- a. The first floor, originally the basement, has an entry-stair hall in the southwest corner, a library in the northwest corner, a dining room in the southeast corner, and a series of small kitchen and service rooms extending to the northwest.
  - b. The second floor has a stairhall in the southwest corner, and a sitting room in the northeast corner, with an eating area and bar across the east end.
  - c. The third floor has a bath and stairhall in the southwest corner, and a bedroom in the northwest corner, a bedroom in the southeast corner, and a bath in the northeast corner.
2. Stairways: Both stairs are straight run with winders at the top. There are plain round handrails and simple square balusters.
  3. Flooring: Random width pine on the third floor, twentieth-century oak strip and carpet on the second floor, and resilient flooring and carpet on the first floor.
  4. Wall and ceiling finish: Plaster, painted. The dining room is panelled with vertical boards.
  5. Doors and doorways: There are several early doors with six panels and no mouldings, some early doors with six raised panels and ovolo moldings, some batten doors, and some twentieth-century six-raised-panel doors.

6. Decorative features and trim: There are several notable mantelpieces in the house, which are probably replacements. The one in the first floor library has plain pilasters supporting an entablature which has two swags in gouge work leading to a composition bouquet in the center; there are two composition figures of "Graces" in the impost blocks, and both the bed molding and shelf edge are composed of coves and beads. The hearth and surround are of black stucco. The fireplace in the second floor bedroom has a simple molded architrave supporting a reeded panel with flat brackets on each side, a punch-and-gouge dentil bed mold, and a cove-molded shelf. The hearth and surround are of black slate, and there is a cast-iron fireback. The fireplace in the third floor front bedroom has a simple molded surround, a quirked cyma reversa bed mold, and a plain shelf. The hearth is brick and the surround is stucco. Some of the trim in the front rooms is of early-to-mid-nineteenth century design. There is mid-twentieth century trim work throughout.
7. Hardware: There are a few cast iron box rimlocks with their original brass knobs and trademark plates. Some doors have early wrought-iron hinges, and the closet doors in the second floor bedroom have hinges with elaborate surface-mounted leaves.
8. Mechanical Equipment:
  - a. Heating: Radiators, boiler on first floor.
  - b. Lighting: Mid-twentieth century incandescent.

D. Site:

1. General setting and orientation: Located on the east side of 35th Street, the house is set back from the sidewalk by a small front yard, slightly deeper than most of its neighbors. The neighborhood is composed of well-maintained houses of similar scale and quality.
2. Enclosures: Low Iron fence encloses the front yard, board fence encloses the rear.
3. Walks: Brick, concrete, flagstone.

4. Landscaping: The small front yard has simple foundation planting around a brick paved area; the rear yard has somewhat over-scaled planting beyond the redwood deck which opens off the second floor sitting room.

Prepared by The Office of  
Walter G. Peter, Jr., AIA  
Architect  
December 17, 1968

PART III. PROJECT INFORMATION

These records were prepared as part of a project to record structures in the western part of the Georgetown Historic District in Washington, D.C. The project was conducted by the Commission of Fine Arts with the cooperation of the Historic American Buildings Survey. The resulting documentation was donated to HABS by the Commission and published in 1970 in HABS Selections Number 6, "Georgetown Architecture - Northwest: Northwest Washington, District of Columbia". Research for the project was conducted by volunteers under the supervision of Ms. Nancy Black, staff member of the Commission of Fine Arts. Architectural information was prepared by the Office of Walter G. Peter, Jr.. The photographs were taken by J. Alexander. The data was edited and prepared for transmittal to the Library of Congress by HABS architectural historian Emily J. Harris in 1979.